

W. R. Nuttle, Inc.
William R. Nuttle
Registered Surveyor

Chestertown, Md.

Tel. 778-3490

DESCRIPTION OF PART OF THE JOYNES MACCUBBIN LANDS, FOURTH
DISTRICT, KENT COUNTY, MD.

Beginning for the same at a concrete monument on the north-east side of Flatland Road (50' wide), said point being the westernmost corner of the herein described lands and the southernmost corner of the lands of Clarence C. Ulmer; and running, thence, by and with said Ulmer lands N 61°09'30"E - 179.45' to a concrete monument and a new division line between the herein described lands and other lands of MacCubbin; thence, by and with said new division line S 33°15'10"E - 124.12' to an iron pipe and S 52°48'50"W - 175.00' to an iron pipe on the northeast side of Flatland Road; thence, by and with the northeast side of said road along an arc the radius of which is 1884.86' and the chord of which is N 34°54'20"W - 150.00' to the place of beginning. Containing in all 0.559 acres of land, more or less.

October 1, 1979.

William R. Nuttle
William R. Nuttle.

DESCRIPTION OF PART OF THE JOYNES MACCUBBIN LANDS, FOURTH
DISTRICT, KENT COUNTY, MD.

Beginning for the same at a concrete monument on the north-east side of Flatland Road (50' wide), said point being the westernmost corner of the herein described lands and the southernmost corner of the lands of Clarence C. Ulmer; and running, thence, by and with said Ulmer lands N 61 09 30 E - 179.45' to a concrete monument and a new division line between the herein described lands and other lands of MacCubbin; thence, by and with said new division line S 33 15 10 E - 124.12' to an iron pipe and S 52 48 50 W - 175.00' to an iron pipe on the northeast side of Flatland Road; thence, by and with the northeast side of said road along an arc the radius of which is 1884.86' and the chord of which is N 34 54 20 W - 150.00' to the place of beginning. Containing in all 0.559 acres of land, more or less.

October 1, 1979.

William R. Nuttle.

REVISED DESCRIPTION OF THE RALPH M. COURTNEY LANDS,
FOURTH DISTRICT, KENT COUNTY, MD.

Beginning for the same at an iron pipe on the northeast side of Md. Rte. 514 (50' wide), said point being the westernmost corner of the herein described lands and the southernmost corner of the lands of Christopher C. Baumann; and running, thence, by and with said Baumann lands N 63 13 50 E - 193.71' to a concrete monument and the lands of Joynes MacCubbin; thence, by and with said MacCubbin lands S 30 45 E - 135.63' to an iron pipe and S 59 04 50 W - 182.37' to an iron pipe on the northeast side of Md. Rte. 514; thence, by and with the northeast side of said road along an arc the radius of which is 1884.86' and the chord of which is N 34 54 20 W 150.00' to the place of beginning. Containing in all 0.618 acres of land, more or less.

December 11, 1989.

William R. Nuttle.

DESCRIPTION OF THE JOYNES MacCUBBIN LANDS, FOURTH
DISTRICT, KENT COUNTY, MD.

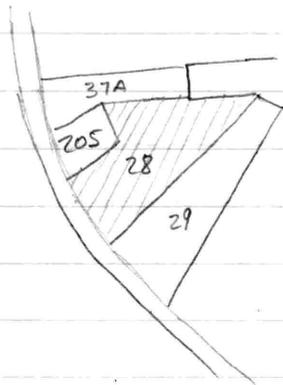
Beginning for the same at an iron pipe on the northwest side of Md. Rte. 514 (50' wide), said point being the southernmost corner of the herein described lands and the westernmost corner of the lands of Helen J. Boyd; and running, thence, by and with the northeast side of said road along an arc the radius of which is 1884.86' and the chord of which is N 41 43 30 W - 336.88' to an iron pipe and the lands of Ralph M. Courtney; thence, by and with said Courtney lands N 59 04 50 E - 182.37' to an iron pipe and N 30 45 W - 135.63' to a concrete monument and the lands of Christopher C. Baumann; thence, by and with said Baumann lands N 85 08 40 E - 469.44' to an iron pipe in a fence line and the lands of Murtough Corporation; thence, by and with said Murtough lands, along a fence line, N 75 04 20 E - 72.13' to an iron pipe and N 82 49 20 E - 45.00' to an iron pipe and the lands of Helen J. Boyd; thence, by and with said Boyd lands S 15 26 W - 96.34' to an iron pipe and S 44 06 W - 602.61' to the place of beginning. Containing in all 3.980 acres of land, more or less.

December 11, 1989.

William R. Nuttle.

MAP 37

967
Walnut



Murtaugh Corp.
EHP 132/164

- ✓ 28 - Joynes Maccubbin WHG 20/591
- ✓ 29 Helen J. Boyd 265/56
- ✓ 37A Christopher C. Baumann 247/263 - Olmer descrip.
- ✓ 205 Ralph M. Courtney EHP 95/158 my survey

Boyd - 265/56

Begin E rd. at cor. Newcomb
 w/rd. S47°45'E - 200.8
 N35°00'E - 350 to marked locust
 N 21°15'E - 500 to stone
 N86°W - 59 to Newcomb
 w/s S14°40'W - 178
 S43°20'W - 613 to begin

Murtaugh Corp 132/164

w/ Brooks -- N 50° 54' W - 107.60 to C.M.

w/ Lesage N 27° 34' E - 122.70

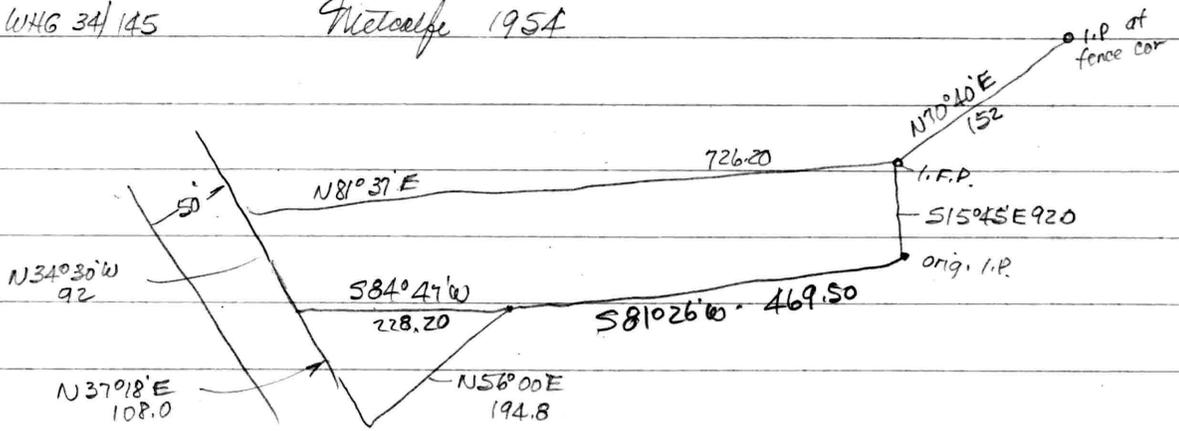
w/ Beck { N 15° 07' E - 403.70 to forked gum
 N 68° 57' W - 61.60
 S 67° 49' W - 178.50 to C.M.
 N 19° 02' W - 103 to C.M.
 N 67° 23' E - 152.00
 S 88° 29' E - 144.30 to Kent Price

151° 20

151 11

WHG 34/145

Michaelfe 1954



Spencer WHG 63/53

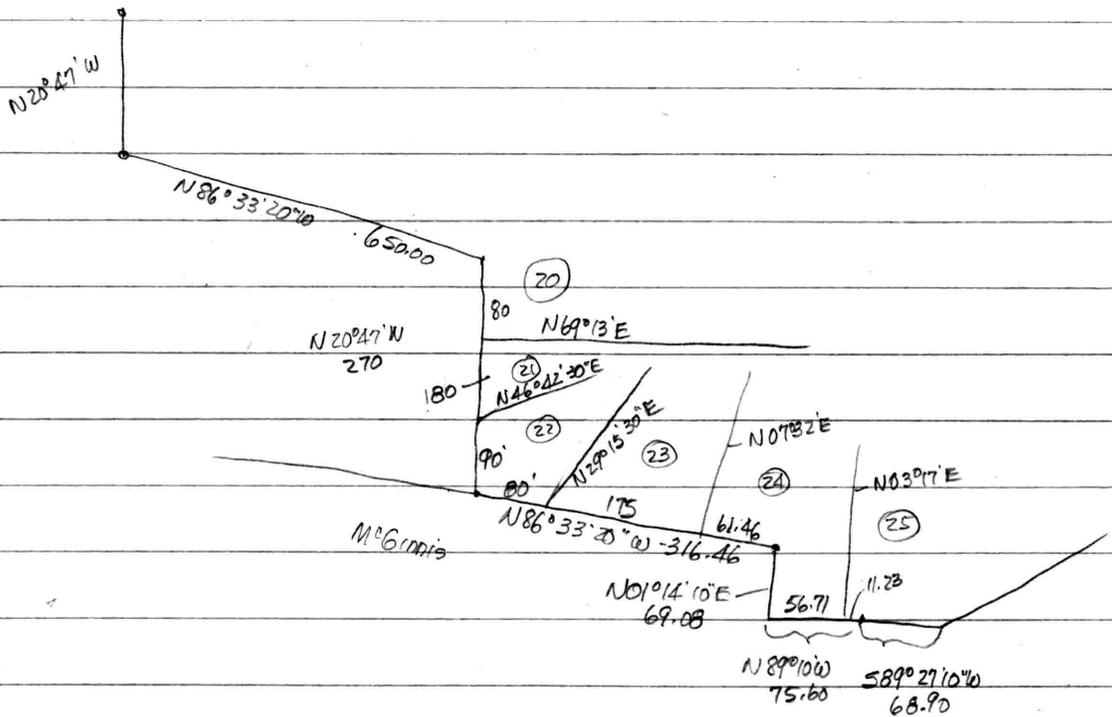
Begin pt on E side rd.

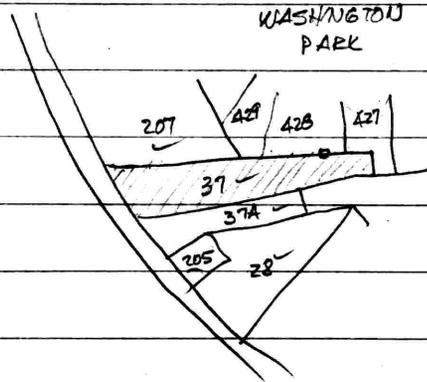
w/ flow comb - 586°E - 650

w/ new line through Kent Pucci N20°W - 300

N86°W - 650 to rd.

w/s S20°E - 300 to begin





Murtaugh Corp.
EHP 132/164

RL

207 - Warren S. Spencer	WHG 63/53	4.47
205 Ralph M. Courtney	EHP 95/158	0.56
28 Joyner MacCubbin	WHG 20/591	
37 Mark T. Hopkins	EHP 121/55	
37A Clarence C. Ulmer	EHP 142/69	

EHP 13/482

Hopkins - EHP 121/55

Begin E side Holland Rd. at SW cor. herein and
NW cor. LeCates

w/ LeCates ^{E dir.} 645 to Glen Martin

w/s st 45 N dir 92

" E dir. - 152

w/ Kent Place N dir. 70

" W dir 846 to rd.

w/s S dir. 312

4.3 Ac. ±

S&E WHG 34/145

939 2834

RAS 41/379

Begin end of dis. fence with Kent Price at end of
S86°E - 71' line

S14°40'E - 110' to existing fence

w/ fence w/ dir. 45' to break in fence

" SW dir. 110'

N15°45'W - 8'± to begin of 2nd course

w/ 5th course N15°45'W - 92

" 6th " N70°40'E - 152

" 7th " S86°E to begin

0.46

WHG 20/591 Joynes Mac Cubbin

Begin ~~line~~ E rd. and line of Dodd farm

N 86° 55' E - 645 ✓

N 15° 45' W - 92 ✓

N 70° 40' E - 152 ✓

S 86° 00' E - 71 to Stone

w/new line S 14° 40' W - 178 ✓

S 43° 20' W - 613 to E rd.

w/s N 44° 00' W - 168

N 34° 30' W - 432 to begin

5.34

S & E 0.46 A. RAS 4/1/379

Ulmer - EHP 65/63

Parcel 1 Begin E side Flatland Rd. (50' wide)

N 81° 37' E - 726.20 to Newcomb

w/ Mac Cubbin S 15° 45' E - 92 to l.p. in fence

S 81° 26' W - 469.50 to E cor. of Mac Cubbin to Fisher

S 84° 47' W 228.20 to E side Flatland Rd.

w/s N 34° 30' W - 92 to begin

1.530

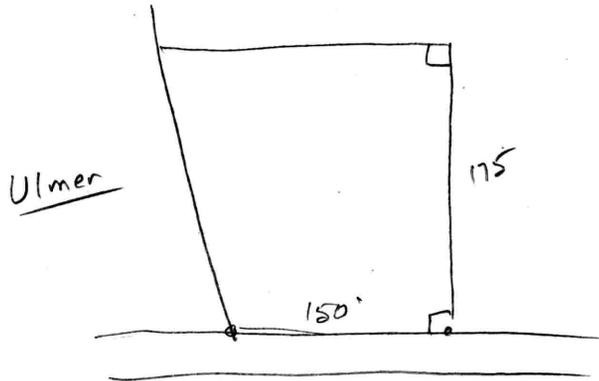
Parcel 2 Begin SW end of div. line on E side rd (50')

N 56° 00' E - 194.80 to Newcomb

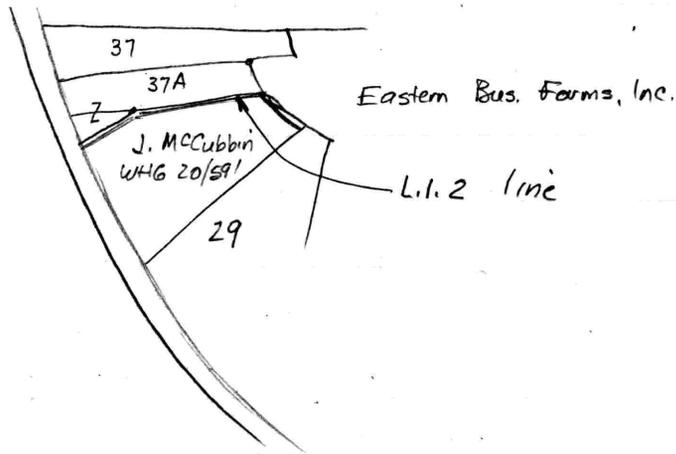
w/s S 84° 47' W - 228.20 to rd.

w/s S 37° 18' E - 108.00 to begin

7124-39



MAP 37



37 - Wm. D. Cannon

EHP 40/819

37A - Clarence C. Ulmer

EHP 65/63

29 - Enoch P. Lesage

RAS 11/51

1909.86
- 25
4 1884.86
47

SFC Plat 7124-5 - shows 25' from C on curve

R = 1909.86

D = 3000'

Zoning - L12 to Mac Cubbin line

E.H.P.

LIBER 121 PAGE 055

THIS DEED, Made this 9th day of March, 1981, by and between PATRICIA A. CHANCE, of Kent County, State of Maryland, of the first part, and MARK T. HOPKINS, of Kent County, State of Maryland, of the second part.

MAR 10-81 A E24026 *****15.00
MAR 10-81 A E24025 *****1.95
MAR 10-81 A E24024 *****8.00

WITNESSETH, that for and in consideration of Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Patricia A. Chance does hereby grant and convey unto Mark T. Hopkins, his heirs and assigns, all of her interest in and to the hereinafter described property, in fee simple,

ALL that tract or parcel of land situate, lying and being in the Fourth Election District of Kent County, Maryland, on the easterly side of Flatland Road leading from Chestertown to Melitota, and more particularly described as follows:

BEGINNING for the same on the east side of said Flatland Public Road, said beginning point being also at the southwesternmost corner of the tract of land herein described and the northwesternmost corner of the lands now or formerly of Roland E. LeCates, et al, and running thence by and with the said LeCates lands and binding thereon in an easterly direction a distance of 645 feet to the lands now or formerly of Glenn L. Martin thence at right angles in a northerly direction by and with the said Martin lands a distance of 92 feet to a point; thence in an easterly direction and by and with said Martin lands and binding thereon a distance of 152 feet to a point; thence in a northerly direction along a boundary line between the tract of land hereby intended to be conveyed and the lands now or formerly of Kent S. Price, et al, 70 feet; thence in a westerly direction along the boundary line between the tract of land hereby intended to be conveyed and other lands of Kent S. Price, et al, in a straight line a distance of 846 feet to the east side of said Flatland Road; thence by and with the east side of said Flatland Road and binding thereon in a southerly direction a distance of 312 feet to the point of beginning, and containing 4.3 acres of land, more or less.

SAVING AND EXCEPTING THEREFROM, all that parcel of land conveyed by T. Ellsworth Newcomb, et ux, to Hans E. Fisher, et ux, by deed dated June 10, 1954, and recorded among the Land Records of Kent County, Maryland, in Liber W.H.G. No. 34, Folio 145.

BEING the same lands conveyed from William D. Cannon and Mary M. Cannon, unto Mark T. Hopkins and Patricia A. Chance, as joint tenants, by deed dated March 20, 1980 and recorded among the Land Records for Kent County, Maryland in Liber E.H.P. No. 106, Folio 232.

RECEIVED
MAR 10 11 41 AM '81
CLERK-CIRCUIT COURT
KENT COUNTY

RECEIVED FOR TRANSFER
THIS 10th DAY OF March 1981
Nancy A. Urub
SECRETARY
SUPERVISOR OF ASSESSMENT - KENT CO. MD.

Basil Whitcomb
P.S.
CHESTERTOWN, MD. 21620

mailed to Mark T. Hopkins 3/30/81

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said lot of ground and premises, above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Mark T. Hopkins, his heirs and assigns, in fee simple.

AND the said party of the first part hereby covenants that she has not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby conveyed; that she will warrant specially the property granted; and that she will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of the said Grantor.

Witness

Sandy Kennedy

Patricia A. Chance (SEAL)
Patricia A. Chance

STATE OF MARYLAND, COUNTY OF KENT, to wit:

I HEREBY CERTIFY, that on this 9 day of March, 1981, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared PATRICIA A. CHANCE, the above named Grantor, and she acknowledged the foregoing Deed to be her act.

AS WITNESS my hand and Notarial Seal.

MY COMMISSION EXPIRES:

July 1, 1982.

Donna Joe Roop
Notary Public
My comm. exp. July 1, 1982

AFFIDAVIT OF CONSIDERATION

I hereby certify under the penalties of perjury that the actual consideration paid or to be paid for the foregoing conveyance, including the amount of any mortgage or deed of trust assumed by the Grantee, is in the sum total of \$1,500.00

WITNESS:

Sandy Kennedy

Patricia A. Chance
Patricia A. Chance

Basil Wadsworth
P.S.
CHESTERTOWN, MD. 21619

THE FOREGOING Deed FILED FOR RECORD AND
AMONG THE LAND RECORDS OF KENT COUNTY, MD.
IN LIBER 121 NO. 121-56 FOLIOS 56-56
S. C. Wadsworth CLERK



CHRISTOPHER C. BAUMANN

MURTOUGH CORP.

RALPH M. COURTNEY

3.980 Ac.±

HELEN J. BOYD

MD. RTE. 51A

2 sty. dwg.

PLAT OF A SURVEY OF THE
JOYNES MACCUBBIN LANDS

4TH DISTRICT, KENT COUNTY, MD.

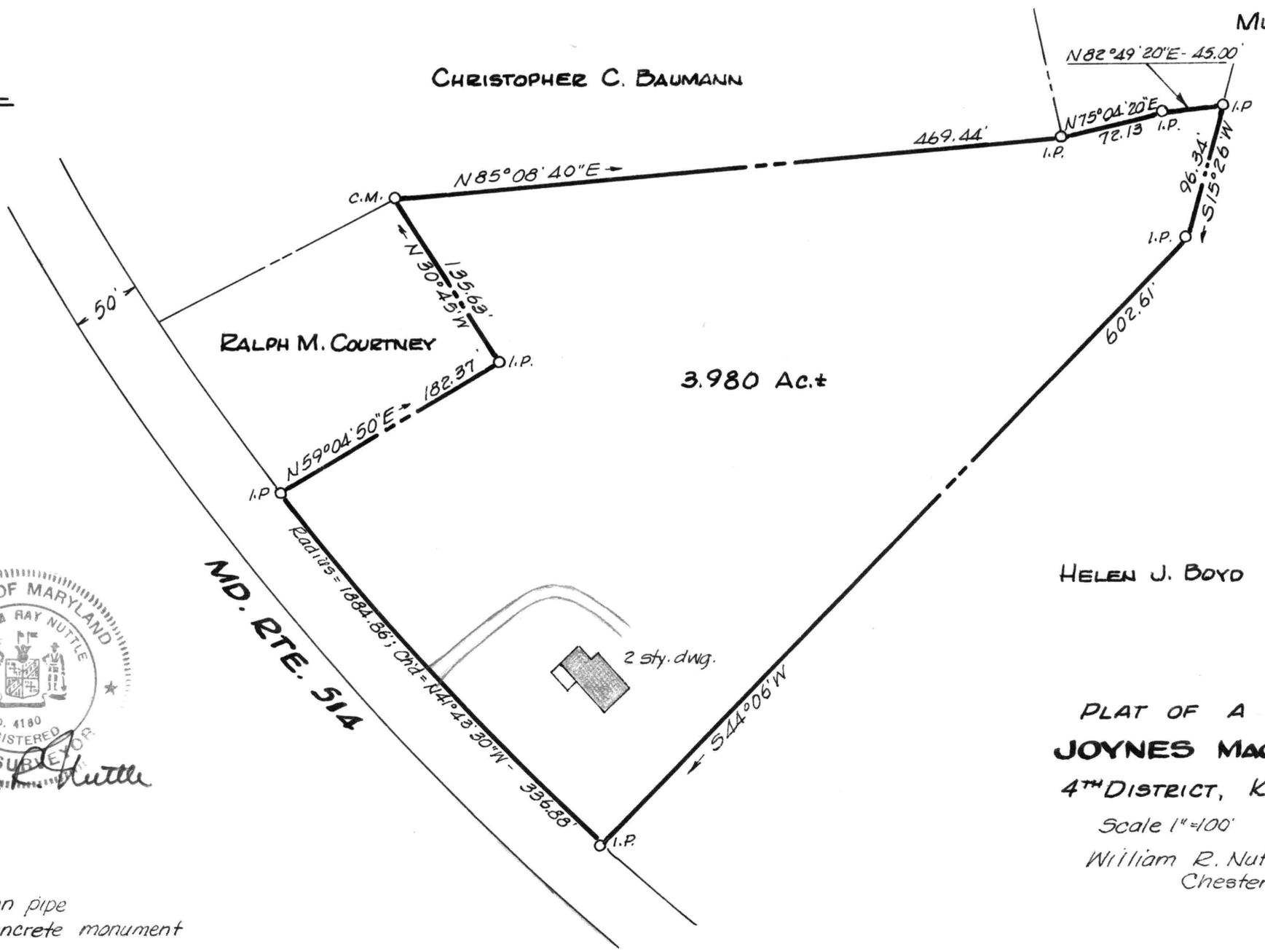
Scale 1"=100'

Dec. 1989.

William R. Nuttle, Reg. Surveyor
Chestertown, Md.

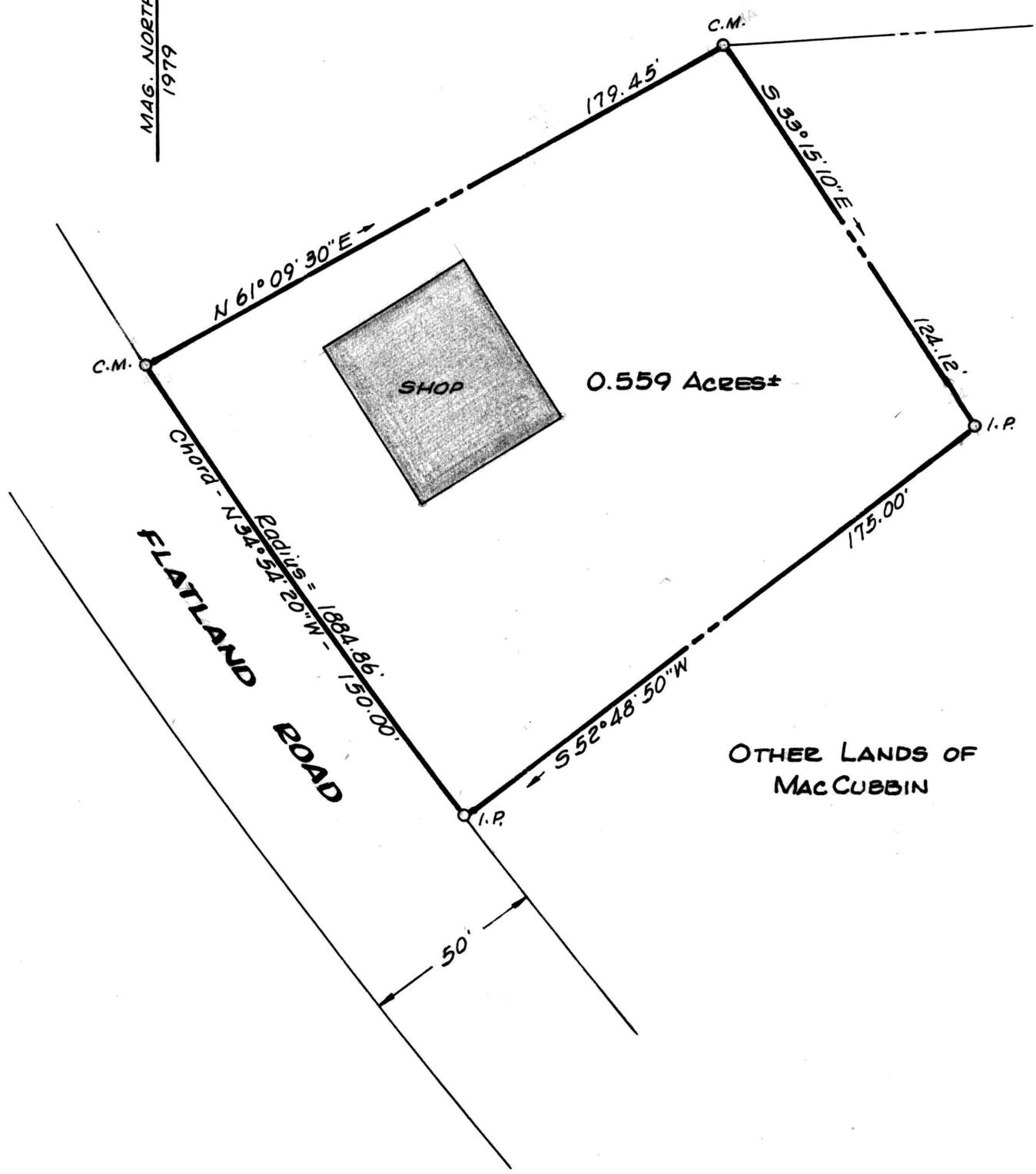


I.P. = iron pipe
C.M. = concrete monument





CLARENCE C. ULMER



PLAT OF A SURVEY OF PART OF THE JOYNES MACCUBBIN LANDS

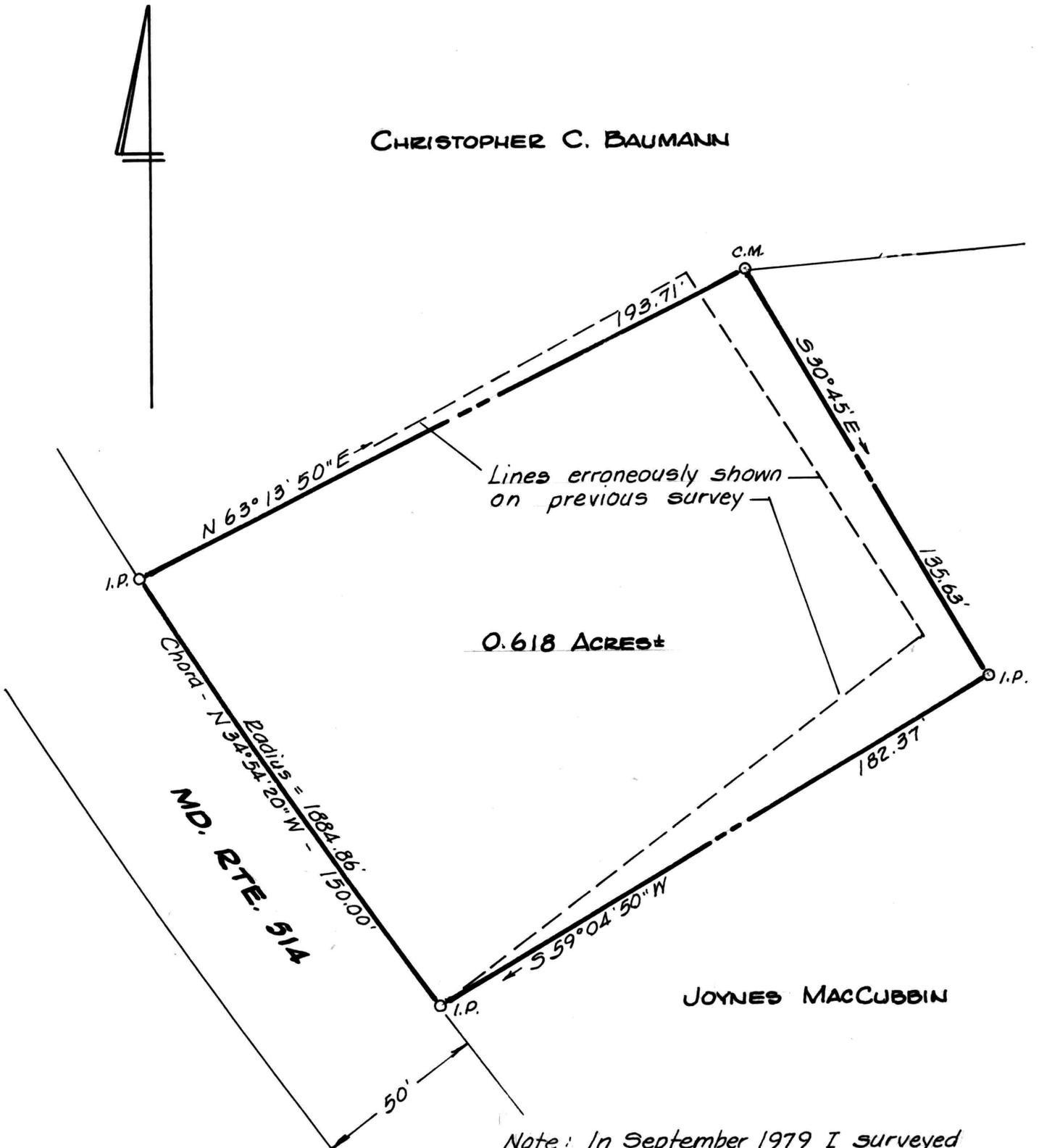
4TH DISTRICT, KENT COUNTY, MD.

Scale 1"=40' Sept. 1979.

William R. Nuttle, Reg. Surveyor
Chestertown, Md.

I.P. = iron pipe
C.M. = concrete monument

CHRISTOPHER C. BAUMANN



0.618 ACRES±

JOYNES MACCUBBIN

Note: In September 1979 I surveyed part of the MacCubbin property which was then conveyed to Courtney. Recently I discovered that survey to be in error. This plat is for the purpose of re-defining the lines between the existing markers.



**PLAT OF A RE-SURVEY OF THE
RALPH M. COURTNEY LANDS**

4TH DISTRICT, KENT COUNTY, MD.

Scale 1"=40' Dec. 1989.

William R. Nuttle, Reg. Surveyor
Chestertown, Md.

I.P. = iron pipe
C.M. = concrete monument